



Pine Grove, Eccles

Manchester



In Excess of £400,000

Pine Grove

Eccles, Manchester

Fantastic family home in Monton Village with three bedrooms, modern kitchen/dining area, guest W.C., off-road parking, garage, tranquil garden. Close to amenities, excellent schools, and transport links. Perfect for modern family living in a vibrant community. Schedule a viewing now!

Council Tax band: C

Tenure: Freehold

- Fabulous Family Home Located in the Heart of Monton Village
- Bay Fronted Lounge, Second Reception Room & Extended Kitchen/ Dining Area
- Contemporary Kitchen Installed in 2020 & Modern Family Bathroom Suite
- Three Generous Bedrooms, Two with Fitted Wardrobes
- Convenient Guest W.C.
- Off Road Parking for Multiple Cars & Garage
- Private Well Kept Garden to the Rear
- Surrounded by a Plethora of Amenities Including Shops, Bars, Restaurants, Excellent Schooling & Transport Links



HILLS

Entrance Hallway

A welcoming entrance hallway entered via a uPVC front door. Complete with a ceiling light point, single glazed window and wall mounted radiator. Fitted with engineered oak hardwood flooring.

Lounge

13' 9" x 12' 5" (4.19m x 3.78m)

Complete with a ceiling light point, two wall light points, double glazed bay window and wall mounted radiator. Fitted with engineered oak hardwood flooring.

Reception Room Two

12' 6" x 12' 3" (3.81m x 3.73m)

Complete with a ceiling light point, two wall light points and two wall mounted radiators. Fitted with engineered oak hardwood flooring.

Kitchen

19' 7" x 9' 1" (5.97m x 2.77m)

Featuring modern fitted wall and base units with composite sink with integral boiling tap, glass splashback and stainless steel extractor. Gas hob, electric oven, grill and microwave. Space for a dishwasher and fridge freezer. Complete with ceiling spotlights and wall mounted radiator. Fitted with uPVC external door, part tiled walls and tiled flooring.

Dining Room

9' 9" x 8' 6" (2.97m x 2.59m)

Complete with ceiling spotlights, two wall units and wall mounted radiator. Fitted with patio doors and engineered oak hardwood flooring.

Downstairs W.C.

4' 4" x 2' 3" (1.32m x 0.69m)

Complete with a ceiling light point, hand wash basin and W.C. Fitted with tiled splashback and engineered oak hardwood flooring.



HILLS



Landing

Complete with a ceiling light point, double glazed window and carpet flooring. Access to a boarded loft.

Bedroom One

13' 6" x 11' 0" (4.11m x 3.35m)

Featuring fitted wardrobes. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bedroom Two

12' 6" x 12' 2" (3.81m x 3.71m)

Featuring fitted wardrobes. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bedroom Three

8' 3" x 6' 3" (2.51m x 1.91m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

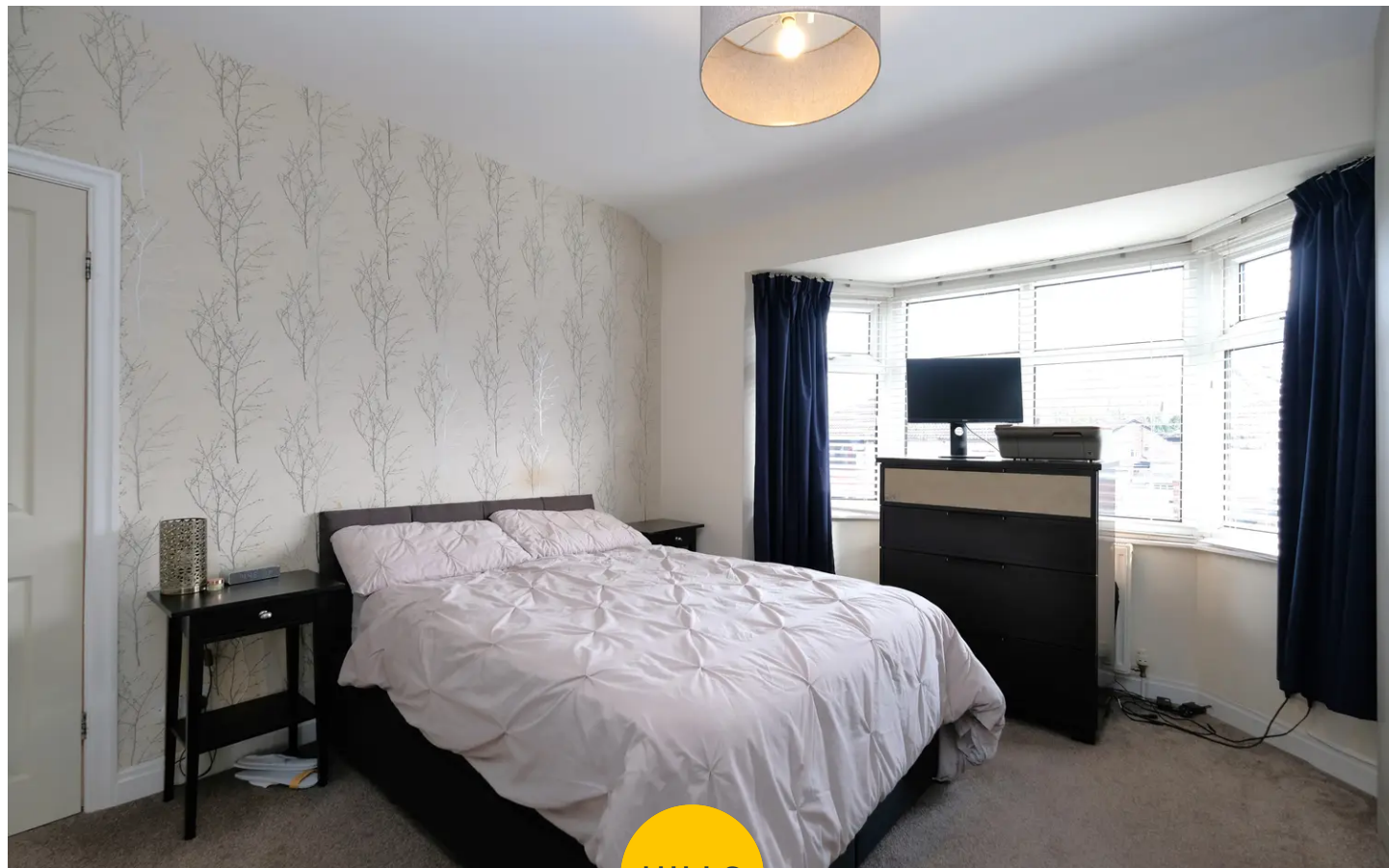
Bathroom

6' 6" x 6' 2" (1.98m x 1.88m)

Featuring a three-piece suite including bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with storage cupboard, part tiled walls and tiled flooring.

External

To the front of the property is a block paved driveway for multiple cars with lawn and decorative slate chipping. To the rear of the property is a paved patio and lawn with raised planters and rear access to the garage.







HILLS

Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.